

ALTA/NSPS LAND TITLE SURVEY OF

LOT 2, OF "ASTAR" A MINOR SUBDIVISION OF "BILL HEARD CHEVROLET", ACCORDING TO BOOK
1066 OF MAPS, PAGE 36 AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

LOT 2, OF "ASTAR" A MINOR SUBDIVISION OF "BILL HEARD CHEVROLET",
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1066 OF
MAPS, PAGE 36.

NOTES

- MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE SET AS NOTED ON THIS SURVEY.
- ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY PIONEER TITLE AGENCY, INC., ORDER NO.: 76701873-067-GBC EFFECTIVE DATE: 07/16/2021 AT 7:30AM.
- THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE COURSE OF CONDUCTING THE FIELDWORK.
- THIS IS AN ABOVE-GROUND SURVEY AND PHYSICAL LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS MAY VARY AND THEREFORE BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES.
- FLOOD ZONE DESIGNATIONS SHOWN HEREON ARE FROM THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION FROM SUCH AGENCY OR RECORDS.
- THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD OF TECHNICAL REGISTRATION IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT OF THIS CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
- THE BUILDING LINES SHOWN HEREON DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR GROUND LEVEL AS LOCATED BY SURVEYOR. THE BUILDING SQUARE FOOTAGE IS CALCULATED FROM SAID EXTERIOR FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR SQUARE FOOTAGE OF THE BUILDING.
- THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED OR FUTURE CHANGES IN RIGHT-OF-WAY. THERE IS NO EVIDENCE OF ANY RECENT STREET OR SIDEWALK IMPROVEMENTS AS OBSERVED AT THE TIME CONDUCTING THE FIELDWORK.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JULY 28, 2021.

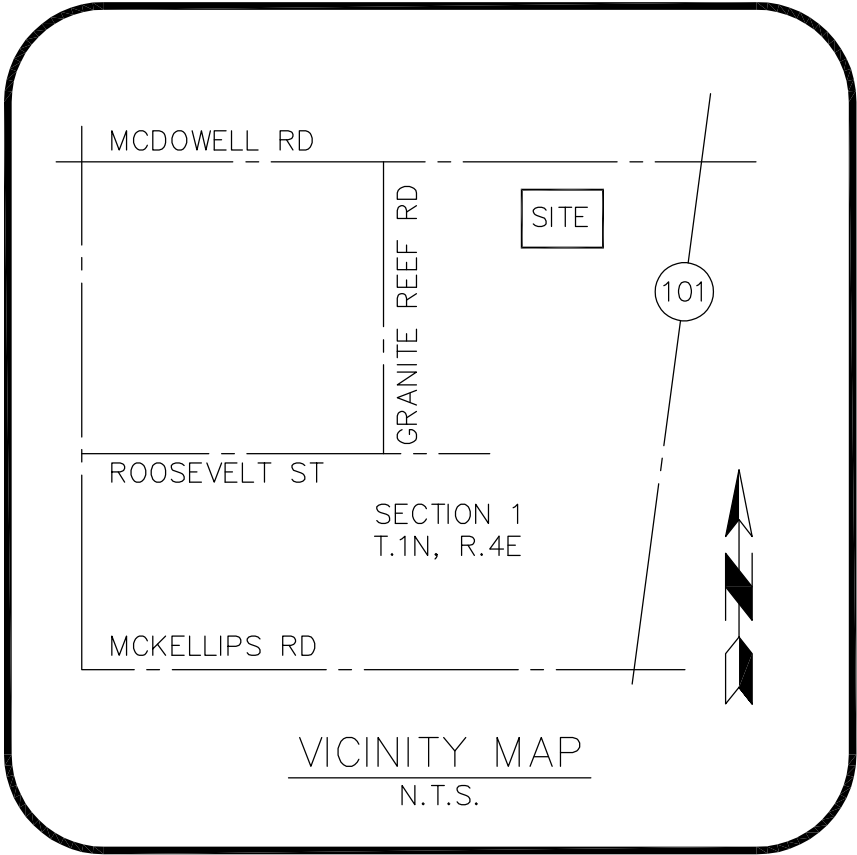
FLOOD ZONE

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2235M, DATED SEPTEMBER 18, 2020. ZONE 'X' IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BEARING=S89° 49' 44"W



SITE ADDRESS

8705 E. MCDOWELL ROAD
SCOTTSDALE, AZ 85257

REFERENCE DOCUMENTS

BOOK 872 OF MAPS, PAGE 31
BOOK 1066 OF MAPS, PAGE 36

LOT SIZE

245,470 S.F. OR 5.63 ACRES MORE OR LESS

SHEET INDEX

SHEET 1	TITLE PAGE
SHEET 2	SURVEY DETAIL

SCHEDULE "B" ITEMS

- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 63, PAGE 113
PURPOSE TELEPHONE AND TELEGRAPH LINES **(NOT PLOTTABLE)**
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 643, PAGE 286
PURPOSE DOMESTIC WATER LINE AND ROAD PURPOSES **(AS SHOWN)**
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 643, PAGE 287
PURPOSE DOMESTIC WATER LINE **(AS SHOWN)**
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 4926, PAGE 182
PURPOSE TRANSMISSION LINE **(AS SHOWN)**
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 4938, PAGE 381
PURPOSE TRANSMISSION LINE **(AS SHOWN)**
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 05-1250153
PURPOSE GATEWAY DESIGN FEATURE **(AS SHOWN)**
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 872 OF MAPS, PAGE 31. **(AS SHOWN)**
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 06-1611417
PURPOSE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY **(AS SHOWN)**
- THE TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN RESOLUTION NO. 8356 RECORDED IN DOCUMENT NO. 10-549775. **(BLANKET IN NATURE)**
- THE TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENT RECORDED IN DOCUMENT NO. 10-707403. **(AS SHOWN)**
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 1066 OF MAPS, PAGE 36. **(AS SHOWN)**
- UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY:
LESSOR 8705 E MCDOWELL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
LESSEE UNITED STATES OF AMERICA
DATED JUNE 10, 2016
AS DISCLOSED BY SUBORDINATION, NONDISTURBANCE, AND ATTORNMENT AGREEMENT
RECORDED IN DOCUMENT NO. 18-830771 **(BLANKET IN NATURE)**

SCHEDULE B ITEMS NO. 1-10 ARE NOT SURVEY MATTERS

LAND SURVEYOR'S CERTIFICATION

TO: PIONEER TITLE AGENCY, INC.
CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION

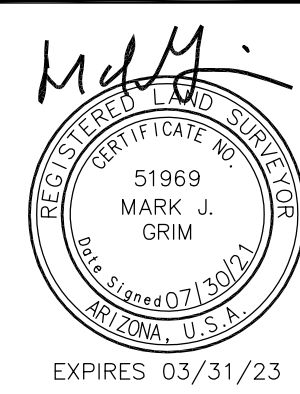
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY IN WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(b1), 8, 9, 10, 13, 14 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 28, 2021.

	07/30/21
MARK J. GRIM RLS # 51969	DATE



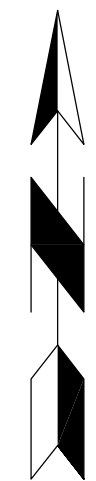
ALTA/NSPS LAND TITLE SURVEY

LOT 2, OF "ASTAR" A MINOR SUBDIVISION OF "BILL HEARD CHEVROLET",
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NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
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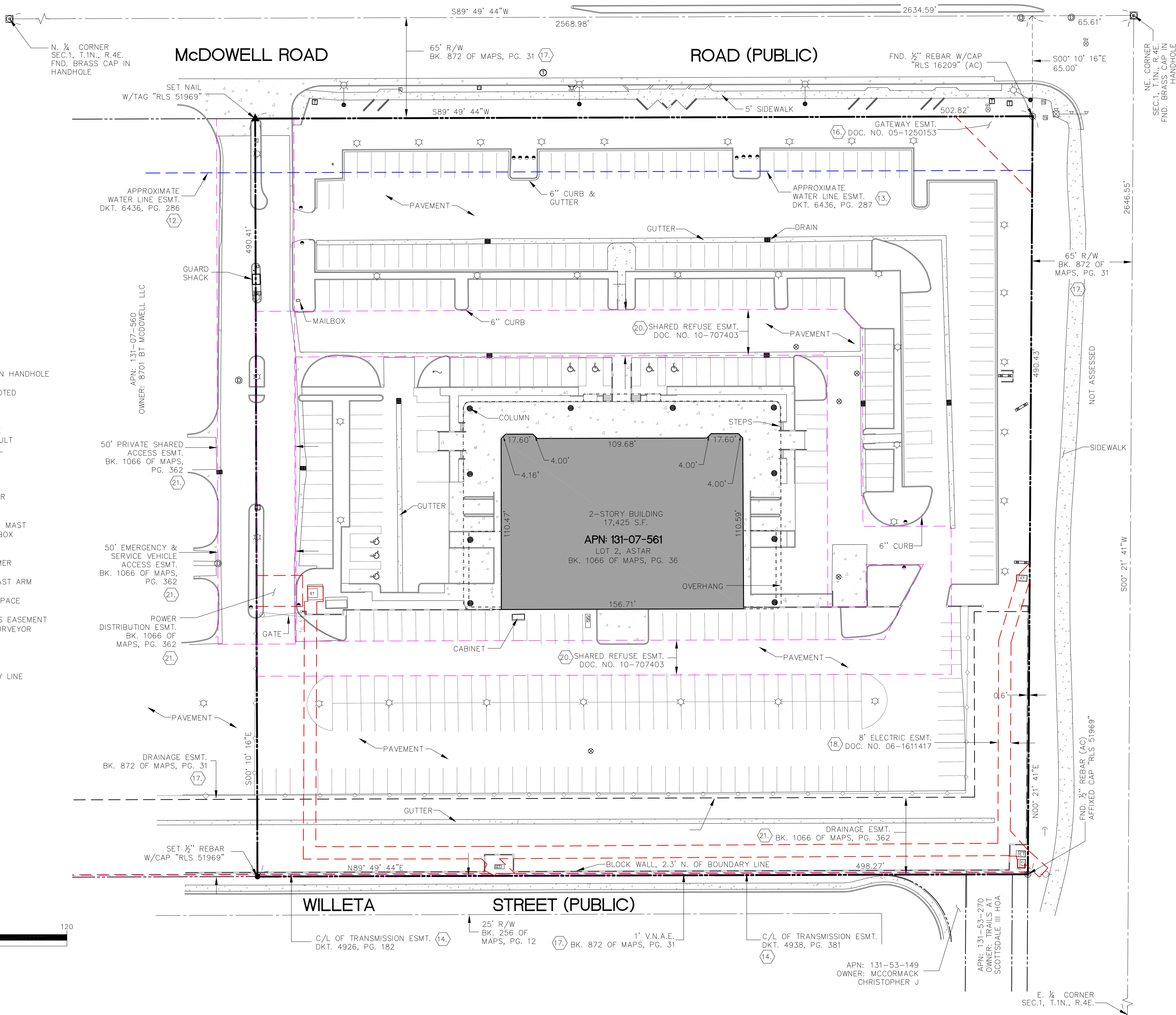
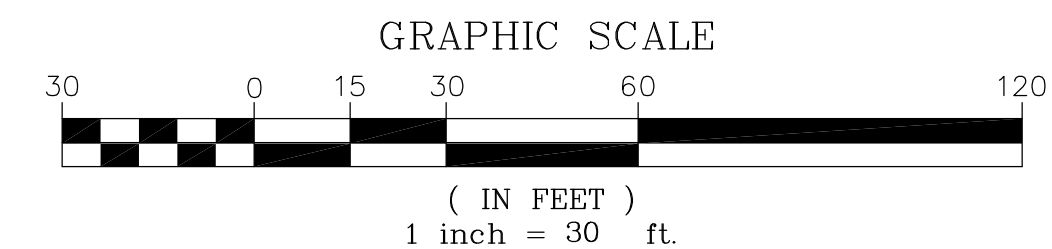
JOB NO:	1906009
SURVEY DATE	07/28/21
FIELD BY:	MG
DRAWN BY:	MG
APPROVED BY:	MG

NE1/4 SECTION 1 T1N, R4E MARICOPA COUNTY, AZ
1 OF 2



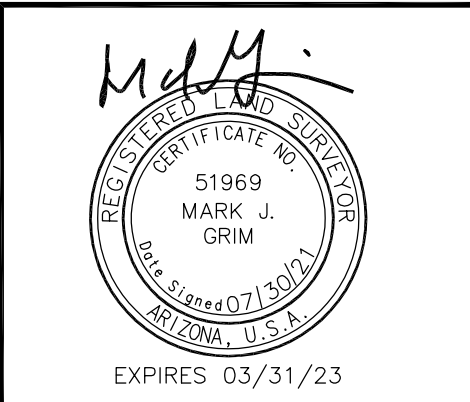
LEGEND

- SET NAIL WITH TAG
- FOUND BRASS CAP IN HANDHOLE
- SET 1/2" REBAR
- FOUND REBAR AS NOTED
- GAS VALVE
- SEWER MANHOLE
- SEWER CLEANOUT
- TELEPHONE MANHOLE
- COMMUNICATIONS VAULT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER
- STORM MANHOLE
- CATCH BASIN
- TRAFFIC SIGNAL WITH MAST
- ELECTRIC JUNCTION BOX
- POWER POLE
- DOWN GUY
- ELECTRIC TRANSFORMER
- LIGHT POST
- STREET LIGHT W/ MAST ARM
- BOLLARD
- DISABLED PARKING SPACE
- BREAKLINE
- VEHICLE NON ACCESS EASEMENT
- REGISTERED LAND SURVEYOR
- ACCEPTED
- FOUND
- RIGHT-OF-WAY
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- TIE-LINE
- IRON FENCE
- CONCRETE AREA



ALTA/NSPS LAND TITLE SURVEY

LOT 2, OF "ASTAR" A MINOR SUBDIVISION OF "BILL HEARD CHEVROLET", ACCORDING TO BOOK 1066 OF MAPS, PAGE 36 AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



JOB NO:	1906009
SURVEY DATE	07/28/21
FIELD BY:	MG
DRAWN BY:	MG
APPROVED BY:	MG

NE1/4 SECTION 1
T1N, R4E
MARICOPA COUNTY, AZ

"ASTAR"

A MINOR SUBDIVISION OF "BILL HEARD CHEVROLET"

ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY ARIZONA, RECORDED AS BOOK 872 OF MAPS, PAGES 31 & 32, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: Astar Pima Road – Scottsdale, LLC, a Delaware limited liability company

PARENT PARCEL LEGAL DESCRIPTION

Parcel No. 1:

Lot 1, BILL HEARD CHEVROLET, according to Book 872 of Maps, page 31, records of Maricopa County, Arizona.

The property described and shown hereon is the same property as described in Document No. 2009–0189767 recorded in the Recorder’s Office of Maricopa County, Arizona.

LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT NO. 0959357A - SCHEDULE B - SECTION II

Exception Items 1 and 2
(NOT A SURVEY MATTER)

6. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket 3250
Page 292
Purpose line of poles
(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

7. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket 4926
Page 182
Purpose electric lines
(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

8. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket 4938
Page 381
Purpose line of poles with wires
(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

9. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket 8594
Page 297
Purpose underground power
(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

10. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket 9545
Page 61
Purpose ingress and egress
(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

11. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket 9991
Page 368
Purpose public utilities
(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

12. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket 11949
Page 600
Purpose sewer line
(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

13. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. 87–228070
Purpose public utilities
(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

14. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. 2005–1250153
Purpose Gateway design feature for City of Scottsdale
(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

15. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. 2006–1611417
Purpose power distribution and appurtenant facilities
(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

16. EASEMENTS, restrictions, reservations and conditions as set forth on the recorded plat of said subdivision recorded in Book 872 of Maps, page 31 (AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

Exception Item 17
(NOT A SURVEY MATTER)

BASIS OF BEARINGS

The meridian for all bearings shown hereon is the Northerly line of Section 1, Township 1 North, Range 4 East (Centerline of East McDowell Road) known as being, North 89 degrees 49 minutes 44 seconds East, per Plat entitled "BILL HEARD CHEVROLET" recorded in Book 872 of Maps, Page 31 of the Maricopa County Records.

ZONING INFORMATION

Classification: C–4(c) (General Commercial) (0.42 Acres); C–4 (General Commercial) (9.57 Acres) and C–3 (Highway Commercial) (1.05 Acres) (Zones have the same guideline restrictions)

Use: Automotive Dealership

Maximum Building Height: 36’ (Southeasterly building is 34’ but contains a 41.5’ decorative pillar along the front face)

Minimum Lot Area and Frontage: None

Floor Area Ratio: 80%

Volume Ratio: 9.6 x Net Lot Area

Building Setback Regulations:

Front (Northerly Boundary Line): None (If parking is located between building and right of way then a 35’ setback is required – 35’ setback may be decreased to 20’ but must conform to the guidelines in Section 10.402.D.3. of the Scottsdale Zoning Code.

Side (Easterly and Westerly Boundary Line): 25’

Rear (Southerly Boundary Line): 25’ along boundary adjacent to East Willeta Street – 50’ along remaining Southerly boundary line.

Parking Setback Regulations:

Front, Side and Rear: None

Parking Ratio Requirements: 1 employee space for each 200 square feet of indoor floor area – 1 employee space for each 20 outdoor vehicle display spaces – 1 customer space for each 20 outdoor vehicle display spaces.

LEGEND

- – Monument Found (As Noted) ———— – Boundary Line
- o – Monument Set, RLS #41114 - - - - - Easements
- R.O.W. – Right of Way ———— – Drainage Easement
- P.S.U.E. – Public Shared Utility Easement ———— – Centerline
- (R) – Record
- (M) – Measured
- (C) – Calculated

OWNER / DEVELOPER

OWNER:

Astar Pima Road – Scottsdale, LLC, a Delaware limited liability company
P.O. Box 4900
Scottsdale, AZ 85261

ENCROACHMENTS

A Building encroaches over the 12’ public utility easement as recorded in Document No. 1987–228070 by 18.2’ at its greatest point as shown hereon.

MISCELLANEOUS NOTES

- There is direct access to the Subject property via East McDowell Road, a dedicated public right of way.
- The posted address on site is 8705 East McDowell Road.
- At the time of this survey there was no visible evidence of earth moving or building construction.
- At the time of this survey there was no visible evidence of the Subject Property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey there was no visible or recorded evidence of any cemeteries or burial grounds located on the Subject property.
- The location of the utilities shown are from visible evidence.
- The current zoning classification allows for the current use of the subject property to be used as an Automotive Dealership.
- At the time of this survey there were no known completed or proposed changes to the right of way lines as shown hereon.
- All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.
- This development is on the City of Scottsdale Water system, which has a certification of assured water supply.
- The purpose of the "Private Shared Utility Easement" is for on–site fire protection water line.

Community Number	Panel # Panel Date	Suffix	Date of FIRM (Index Date)	Firm Zone	Base Flood Elevation (in AO Zone use Depth)
04013C	2160	F	9/30/2005	X	NA

The lowest floor elevation(s) and/or flood proofing elevation(s) on this plan are sufficiently high to provide protection from flooding caused by 100–year storm, and are in accordance with Scottsdale Revised Code, Chapter 37 – Floodplain and Stormwater Regulation.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Astar Pima Road – Scottsdale, LLC, a Delaware limited liability company, as owner, has replated under the name "ASTAR" a RE–SUBDIVISION OF BILL HEARD CHEVROLET a portion of the Northeast quarter of Section 1, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona as shown and mapped hereon.

Astar Pima Road – Scottsdale, LLC, a Delaware limited liability company, as owner, hereby establishes and grants to the owners of each of Lot 1 and Lot 2 depicted hereon, a non–exclusive perpetual easement over, upon and across all premises designated as "Drainage Easement" on the plat of Bill Heard Chevrolet, recorded at Book 872 of Maps, Page 31, Official Records of Maricopa County, Arizona, for the purpose of stormwater discharge, drainage and retention. Such easement area and the existing stormwater drainage and retention improvements and facilities located therein shall be utilized for purposes of mutual and shared stormwater management for Lot 1 and Lot 2. Each Lot owner shall be responsible at its sole cost and expense for the maintenance, restoration, repair and replacement, in a state of good condition, of all stormwater drainage and retention improvements and facilities located on or in its Lot within the boundaries of such easement. Any disturbance or reconfiguration of the improvements or facilities within such easement area by the owner of either Lot 1 or Lot 2 shall be coordinated with the other Lot owner and the City of Scottsdale to ensure that mutually beneficial stormwater management shall be maintained.

Astar Pima Road – Scottsdale, LLC, a Delaware limited liability company, as owner, hereby establishes and grants to the owners of each of Lot 1 and Lot 2 depicted hereon, a non–exclusive perpetual easement over, upon and across all premises designated on this plat as "Shared Private Access Easement" for the purpose of providing vehicular and pedestrian access between Lot 1 and Lot 2 and vehicular and pedestrian ingress and egress from and to the public right of way known as McDowell Road. Each Lot owner shall be responsible at its sole cost and expense for the maintenance, restoration, repair and replacement, in a state of good condition, of all vehicular traffic aisles and pedestrian walkways located on its Lot within the boundaries of such easement. Nothing contained herein shall in any way limit the rights of a Lot owner to modify or relocate the easements granted herein and the vehicular traffic aisles, pedestrian walkways or paved areas located on its respective Lot, at such owner’s sole cost and expense; provided, however, that such modification or relocation shall not interrupt access to McDowell Road or otherwise unreasonably interfere with the continuing use of the easements established and granted herein.

Astar Pima Road – Scottsdale, LLC, a Delaware limited liability company, as owner, hereby establishes and grants to the City of Scottsdale, a non–exclusive perpetual Emergency and Service–Type Vehicular Access Easement (E.S.V.A.E.) upon, over and across designated as E.S.V.A.E. on Lot 1 and Lot 2 dedicated hereon. The purpose of the easement is for providing access for emergency and service–type vehicles, including refuse collection vehicles.

Astar Pima Road – Scottsdale, LLC, a Delaware limited liability company, as owner, hereby establishes and grants to the owners of each of Lot 1 and Lot 2 depicted hereon, a non–exclusive perpetual easement over, under, upon and across all premises designated on this plat as "Shared Private Utility Easement" for the purpose of operating and utilizing the existing private water line and related appurtenances located therein that are designed and designated for use in on–site fire protection and suppression. Each Lot owner shall be responsible at its sole cost and expense for the maintenance, restoration, repair and replacement, in a state of good condition, of the water line and related appurtenances located on or in its Lot within the boundaries of such easement. Nothing contained herein shall in any way limit the rights of a Lot owner to modify or relocate the easements granted herein and the water line and related appurtenances located within its respective Lot, at such owner’s sole cost and expense; provided, however, that such modification or relocation shall not interrupt or diminish the quality of the flow of water to the other Lot or otherwise unreasonably interfere with the use of the easement established and granted herein.

Astar Pima Road – Scottsdale, LLC, a Delaware limited liability company, as owner, hereby establishes and grants to the owner of each Lot depicted hereon, a non–exclusive perpetual easement over, upon and across the adjacent Lot for the purpose of stormwater discharge and drainage. Nothing contained herein shall in any way limit the rights of a Lot owner to modify or relocate the various improvements within such Lot; provided, however, that any material reconfiguration of the stormwater discharge and drainage characteristics of either Lot shall be coordinated with the other Lot owner and the City of Scottsdale to ensure that mutually beneficial stormwater management shall be maintained.

The owner warrants that this plat is in compliance with City of Scottsdale’s Land Division Ordinance, and the Design Standards and Policies Manual specifications.

Owner warrants to the City of Scottsdale that it is the sole owner of the property on this plat, and that every lender, easement holder or other person having any interest in the property adverse to or inconsistent with the dedications, conveyances or other property interests created or transferred by this plat had consented to or joined in this plat, as evidenced by the instruments which are recorded in the Maricopa County Recorder’s Office or which the owner will record not later than the date on which the plat is recorded.

The person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs in favor of the Grantee’s successors and assigns.

Dated this _____ day of _____, 20____.

Grantor: _____

For: _____

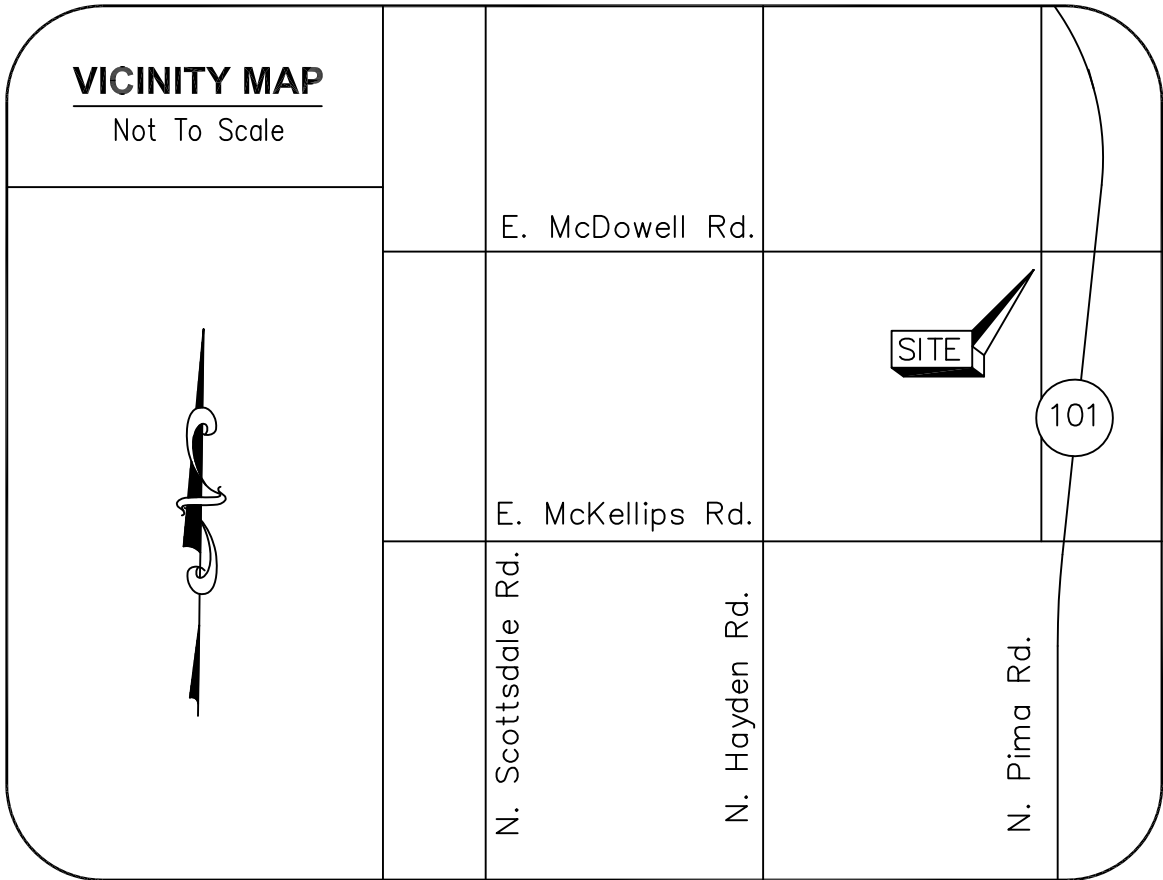
ACKNOWLEDGMENT

STATE OF ARIZONA)
J.S.S.
(COUNTY OF MARICOPA)

This document was acknowledged before me this _____ day of _____, 20____, by _____ for and on behalf of _____

Notary Public: _____

My Commission expires: _____



APPROVALS

Approved by the General Manager of the City of Scottsdale, Arizona this the _____ day of _____, 20____.

By _____ General Manager _____ Date _____

STATE OF ARIZONA)
J.S.S.
COUNTY OF MARICOPA)

This document was acknowledged before me this _____ day of _____, 20____.

By _____, for and on behalf of _____
Notary Public: _____
My commission expires: _____

This plat has been reviewed for compliance with the City of Scottsdale’s Design Standards and Policy Manual specifications.

By _____ Chief Development Officer _____ Date _____

This subdivision has been reviewed for compliance with the development standards of the City of Scottsdale’s Development Review Board (DRB) Case No. 53–DR–2003 #2, and Staff Approval Case(s) No. 18–PP–2009, and all case related stipulations.

BY _____ Project Coordinator _____ Date _____

RATIFICATION

As beneficiary under that certain deed of trust recorded in the County Recorder’s Office, Maricopa County, Arizona, in Recorder’s Number (MCR#) _____, the undersigned hereby ratifies, approves and confirmation is given to said dedications as stated in this plat as to the interest of the undersigned. The person signing for Beneficiary warrants and represents they have power and authority to do so.

By: _____
Individual, Partnership or Financial Institution, as beneficiary.

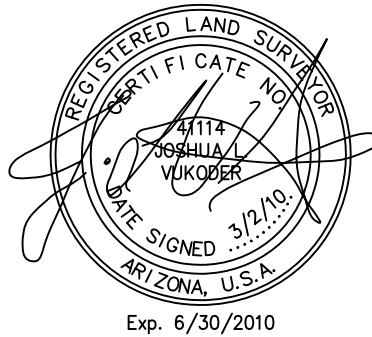
_____ Title or Position _____ Date _____

SURVEYOR’S CERTIFICATION

THIS IS TO CERTIFY that:

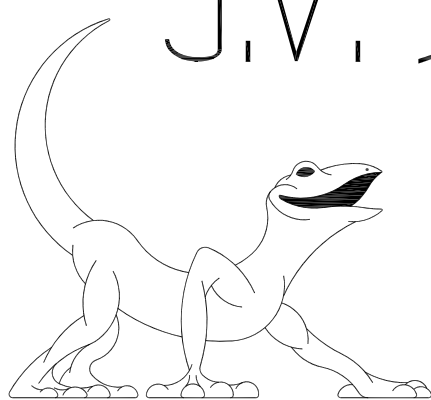
I am a land surveyor registered to practice in Arizona; this plat was made under my direction; this plat meets the "Minimum Standards for Arizona Land Boundary Surveys"; the survey and division of the subject property described and plotted hereon were made during the month of November, 2009; the survey is true and complete as shown; monument shown actually exist as shown; their positions are correctly shown; and said monuments are sufficient to enable the survey to be retraced.

Joshua L. Vukoder
Registration No. 41114
In the State of Arizona
Date of Last Revision: March 2, 2010



Survey Performed By:
J.V. Surveying, L.L.C.
15127 W. Cottonwood Street
Surprise, Arizona 85374

J.V. Surveying No. 1970



"ASTAR"
Scale = 1" = 40’

ALTA - Boundary - Topography
15127 W. Cottonwood Street
Surprise, Arizona 85374
Phone: (623) 556–2318 Fax: (623) 556–2318
Job No. 1970
November 16, 2009
Sheet 1 of 2

"ASTAR"
PREPARED FOR:

ASTAR Pima Road - Scottsdale, LLC

P.O. Box 4900 Scottsdale, AZ 85261

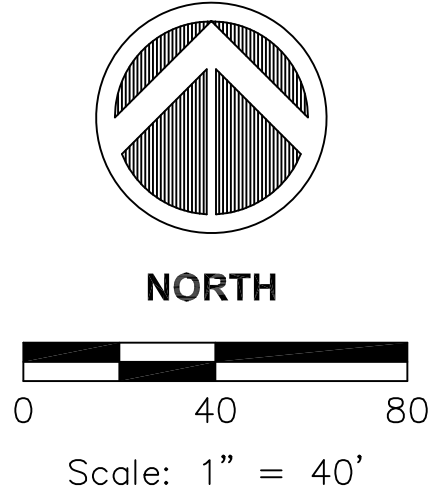
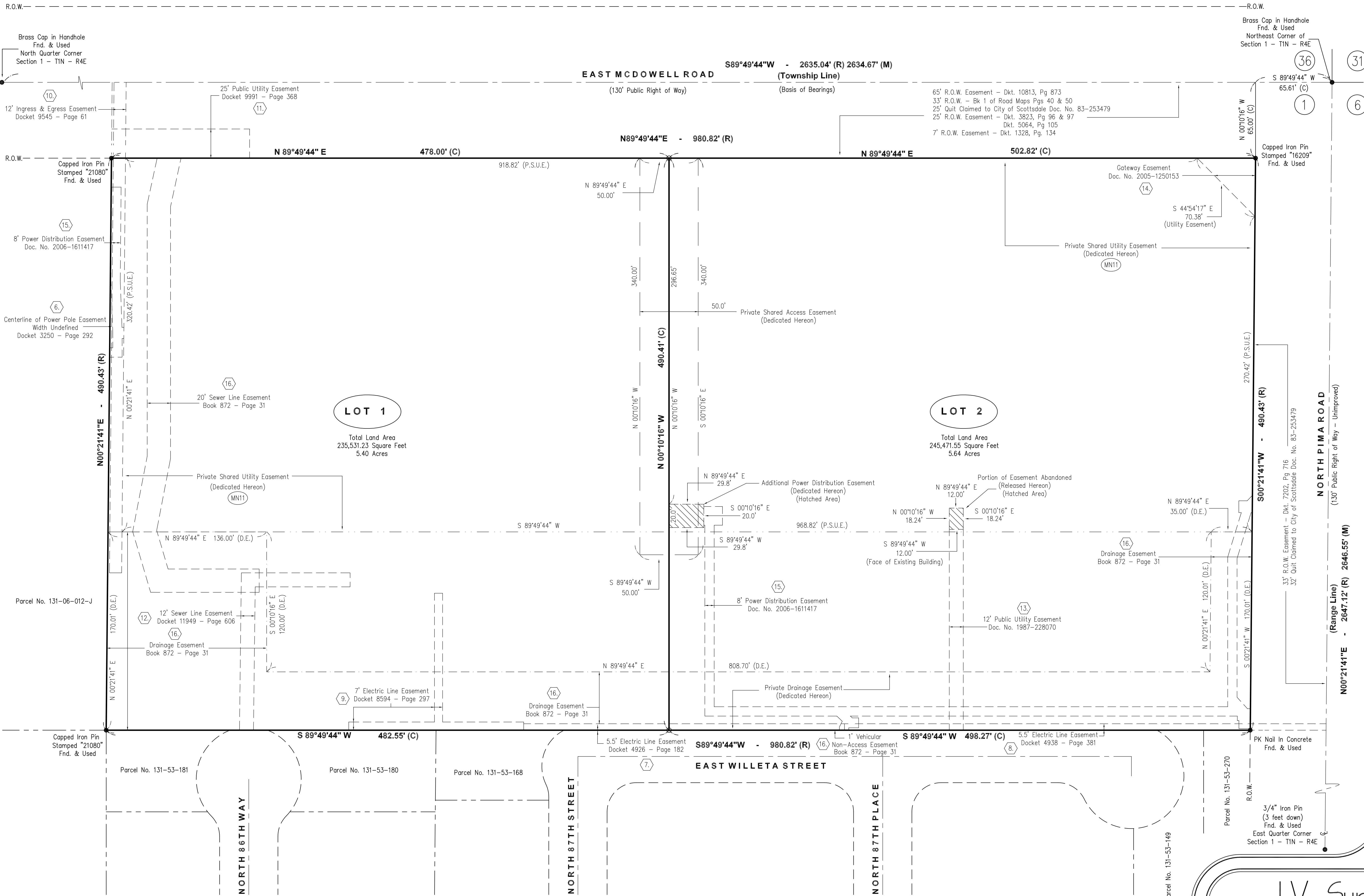
J/V No. 1970

Sheet No. 1 of 2

Drawn By: JTV Scale: 1" = 40'

Date: November 16, 2009 Reviewed By: JLV

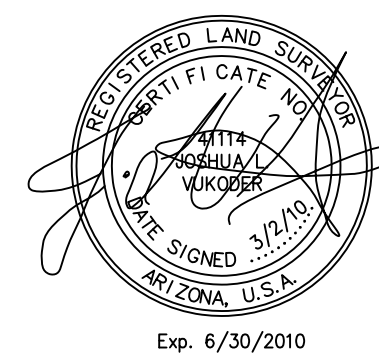
PREVIOUS CASE 70-LD-2006 171-06 (New No. 18-PP-2009) [53-DR-2003 #2] (5361-09) 168-10

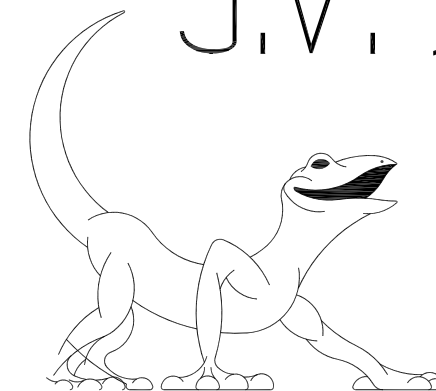


"ASTAR"
A MINOR SUBDIVISION OF "BILL HEARD CHEVROLET"

ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY ARIZONA, RECORDED AS BOOK 872 OF MAPS, PAGES 31 & 32. BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: Astar Pima Road - Scottsdale, LLC, a Delaware limited liability company





J.V. Surveying, LLC
ALTA - Boundary - Topography
15127 W. Cottonwood Street
Surprise, Arizona 85374
Phone: (623) 556-2318 Fax: (623) 556-2318
Job No. 1970
November 16, 2009
Sheet 2 of 2

"ASTAR"
Scale = 1" = 40'

"ASTAR"
PREPARED FOR:

ASTAR Pima Road - Scottsdale, LLC

P.O. Box 4900 Scottsdale, AZ 85261

Drawn By: SJV	Scale: 1" = 40'	JV No. 1970
Date: November 16, 2009	Reviewed By: LLV	Sheet No. 1 of 2

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